

FIGURING FEES FOR ALL PERMIT TYPES
Building & Code Services
Fees as of 4/1/10 Increase

NOTE: The total of all fees under each permit type makes up the building permit fee. This fee is due after a plan review has been completed, when the permit is ready for issuance. We accept checks, made payable to the City of Carmel, or exact cash for transactions. We cannot accept credit/debit card payment.

RESIDENTIAL NEW STRUCTURE FEES—NOT MULTI-FAMILY

Single Family Dwellings & "True" Town Homes

(1 permit per dwelling unit/home)

Note: To qualify as a "true" town home, the structure must meet the following criteria:

1. It must have a TOWNHOUSE Occupancy Classification from the State of Indiana Department of Homeland Security, Division of Fire & Building Safety.
2. Wall construction must have a minimum 2-hour separation by means of either one 2-hour wall or two 1-hour walls.
3. Plans must be reviewed using residential code by both state and local agencies.
4. Each dwelling unit must be on a separately platted lot, where private ownership of the land includes the land areas both inside the dwelling unit and outside of the dwelling unit, within the property lines of the lot.

- Flat rate fee of \$429.50 (filing/review); plus
- \$0.11 per square foot (including finished & unfinished areas, garages, & covered porches); plus
- \$61.50 for each assessed, required inspection for the permit. For an estimate, five (5) is the most common number of required inspections, which would amount to \$307.50; but four (4) would be \$246.00, or six (6) at \$369.00 could apply depending on the type of foundation and/or whether or not a walk-out basement was being constructed; plus
- \$59.50, for the Certificate of Occupancy; plus
- \$1,261.00 for the Park and Recreation Impact Fee (PRIF)

Two-Family Dwellings: (1 permit for 2 dwelling Units)

- Flat rate fee of \$438.00 (filing/review); plus
- \$0.11 per square foot (including finished & unfinished areas, garages, & covered porches); plus
- \$61.50 for each assessed, required inspection for the permit. For an estimate, five (5) is the most common number of required inspections, which would amount to \$307.50; but four (4) would be \$246.00, or six (6) at \$369.00 could apply depending on the type of foundation and/or whether or not a walk-out basement was being constructed; plus
- \$119.00, for the Certificate of Occupancy; plus
- \$2,522.00 for the Park and Recreation Impact Fee (PRIF)

OTHER FEE AMOUNTS TO BE AWARE OF FOR SINGLE & TWO FAMILY, & "TRUE" TOWN HOME NEW STRUCTURES:

FEE TYPE:	Amount:
➤ STARTING WITHOUT PERMIT	Twice the normal permit fee
➤ Re-inspection fee	\$61.50
➤ Re-inspection & Temporary C/O	\$91.50
➤ Temporary C/O	\$30.00
➤ Partial C/O	\$120.00
➤ Late fee on inspection (per occurrence) (for pouring, covering, or occupying prior to an approved inspection.)	\$903.50
➤ Time Extension (one time for starting late or completing late) OR /Re-Review after original first failed review.	\$178.50
➤ Plan Amendment/Revision	\$150.00
➤ (NOTE: can also be charged for additional sq.ft. and additional inspections which may be required.)	

RESIDENTIAL "OTHER" PERMIT TYPE FEES:

RESIDENTIAL ROOM(S) ADDITION:

- \$146.50 (filing/review); plus
- \$0.13 per square foot; plus
- \$61.50 for each assessed, required inspection for the permit. (This is usually at least 3 inspections-footing, rough-in, and final-for your estimate. If you are moving the electrical meter or increasing meter service capacity, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL PORCH ADDITION: (This includes 2nd story/floor decks, as these structures actually serve as a roofing structure over a lower area.)

- \$146.50 (filing/review); plus
- \$0.13 per square foot; plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually at least 3 inspections-footing, rough-in, and final-for your estimate. If you are moving the electrical meter or increasing meter service amount, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL PORCH & DECK COMBINATION ADDITION:

- \$146.50 (filing/review); plus
- \$0.13 per square foot of the covered porch area only; plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually at least 3 inspections-footing, rough-in, and final-for your estimate. If you are moving the electrical meter or increasing meter service amount, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL DECK ADDITION: (For deck structures that have NO covering/roof/awning structure over any of their area, are more than 30 inches above the ground, but are not 2nd story/floor decks—where the deck structure is actually a roofing structure for an area below. Those are considered porch additions.)

- \$61.50; for each assessed, required inspection for the permit. (This is usually at least 2 inspections-the footing and the final-for your estimate.); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL ROOM(S) ADDITION AND REMODEL COMBINATION:

- \$146.50 (filing/review); plus
- \$0.13 per square foot for the addition area only (not the area of existing living space that is being remodeled); plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually at least 3 inspections-footing, rough-in, and final-for your estimate. If you are moving the electrical meter or increasing meter service capacity, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL REMODEL (Interior remodel—no addition of new area):

- 146.50 (filing/review); plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually 2 inspections-the rough-in and the final. If you are increasing meter service capacity, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL ACCESSORY BUILDING: (Accessory buildings under 120 Sq. Ft. do not require a building permit, at this time. However, these structures should still meet all zoning requirements for such structures.)

- \$89.50 (filing/review); plus
- \$0.11 per square foot for any area over 150 sq. ft.; plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually at 2 or 3 inspections-footing, rough-in, and final-for your estimate, depending if a rough-in is necessary. If you are adding an electrical meter, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL DETACHED GARAGE OR CARPORT: *(NOTE—if these structures fall within 10 feet of the primary structure, they may be considered as "attached" and would therefore be permitted as an addition.)*

- \$146.50 (filing/review); plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually at least 3 inspections- footing, rough-in, and final-for your estimate. If you are moving the electrical meter or increasing meter service capacity, a meter base inspection may also be required); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL SWIMMING POOL:

- \$300.00 (filing/review); plus
- \$0.11 per square foot of pool and deck area; plus
- \$61.50; for each assessed, required inspection for the permit. (This is usually is either 2 or 3 inspections- bonding & grounding and final-for your estimate. (Certain pool types require more than 1 of the required bonding & grounding inspection.); plus
- \$59.50, for the Certificate of Occupancy

RESIDENTIAL DEMOLITION:

- \$150.00 (filing/review); plus
- \$89.50 for each additional structure on the parcel; plus
- \$61.50 for the final/site inspection which must be scheduled when demolition is complete and the site is clear; plus

RESIDENTIAL SEPARATE ELECTRICAL/METER-BASE Permit:

- \$61.50 for inspection fee only. (NOTE: If the first inspection fails, and a re-inspection fee is assessed, it should be paid before we do the re-inspection. ALSO: Permits for an electrical/meter inspection for an entire subdivision [like entry sign lighting meter, or meter for street lights] is considered COMMERCIAL, and charged as such.)

OTHER FEE AMOUNTS TO BE AWARE OF FOR RESIDENTIAL "OTHER" PERMITS:

<u>FEE TYPE:</u>	<u>Amount:</u>
➤ STARTING WITHOUT PERMIT	Permit fee, plus \$120.00 late fee (If taken to court, \$30.00 per day may also be added up to \$2,500.00.)
➤ Re-inspection fee	\$61.50
➤ Re-inspection & Temporary C/O	\$91.50
➤ Temporary C/O	\$30.00
➤ Partial C/O	\$120.00
➤ Late fee on inspection (per occurrence) (for pouring, covering, or occupying prior to an approved inspection.)	\$602.00
➤ Time Extension (one time for starting late or completing late) OR /Re-Review after original first failed review.	\$178.50
➤ Plan Amendment/Revision (NOTE: can also be charged for additional sq.ft. and additional inspections which may be required.)	\$150.00

MULTI-FAMILY NEW STRUCTURE AND ADDITION OF MULTIPLE UNIT PERMITS:

REMODELS OR ADDITION OF SQ.FT. TO A SINGLE UNIT WOULD BE CONSIDERED COMMERCIAL REMODEL AND/OR ADDITION.

Multi-Family Permits: (1 permit per building; Apartments, Condominiums, HPR projects)

Note: There are presently developments which market themselves as "Town Homes," which do not meet the above construction and property division criteria. (For what our office terms "true" town homes) These would be projects using HPR, or working under that same model. For these, there is a building of multiple dwelling units which sits on a single parcel of land. Each unit owner privately owns only that which is within the walls of their personal unit, and are issued a separate tax ID for that area only. However, all owners within the building and/or entire development commonly own all land area exterior of the structures themselves. This is considered a commercial class of construction. Their separation wall requirements are also less than the criteria listed above for "true" town homes. Additional inspections are also required for this type of construction, as both the Fire Marshal and the Urban Forestry division must inspect each building.

Fee figuring continued on next page...

Multi-family fees...

- Flat rate fee of \$438.00 (filing/review); plus
- \$300.00 per dwelling unit; plus
- \$112.00 for each assessed, required inspection for the permit. Six inspections are usually required for this type of construction; plus
- \$59.50 per dwelling unit, for the Certificate of Occupancy; plus
- \$1,261.00 per dwelling unit, for the Park and Recreation Impact Fee (PRIF)

MULTI-FAMILY DEMOLITION:

- SEE COMMERCIAL DEMOLITION Permit

MULTI-FAMILY SEPARATE ELECTRICAL/METER-BASE Permit:

- SEE COMMERCIAL SEPARATE ELECTRICAL/METER-BASE Permit

OTHER FEE AMOUNTS TO BE AWARE OF FOR MULTI-FAMILY—AS IT IS ACTUALLY COMMERCIAL TYPE CONSTRUCTION:

FEE TYPE:	Multi-Family (HPR):
➤ STARTING WITHOUT PERMIT	Twice the normal permit fee
➤ Re-inspection fee:	\$112.00
➤ Re-inspection & Temporary C/O:	\$171.50
➤ Temporary C/O:	\$59.50 (can be charged per unit)
➤ Partial C/O:	\$120.00 (can be charged per unit)
➤ Late fee on inspection (per occurrence) (for pouring, covering, or occupying prior to an approved inspection.)	\$1,204.00
➤ Time Extension (one time for starting late or completing late)	\$178.50
➤ Re-Review after original first failed review:	\$300.00
➤ Plan Amendment/Revision (NOTE: can also be charged for additional sq.ft. and additional inspections which may be required.)	\$300.00

COMMERCIAL & INSTITUTIONAL PERMIT FEES: (When not exempt)

NEW STRUCTURES, ADDITIONS, & ACCESSORY STRUCTURES: (Including POOLS & combined addition/remodels.)

- Square feet (gross) X's \$0.22, plus (pool square feet total would include pool and deck area)
- \$438.00 flat rate fee for filing/review, plus
- \$112.00 for each inspection that is assessed as required (There are usually six (6) different inspections assessed for these types of permits; which would therefore total \$672.00), plus
- \$120.00 for the Certificate of Occupancy (C/O) or Certificate of Substantial Completion. (C.S.C.)

INTERIOR TENANT FINISHES/REMODELS:

- Square feet (of area of work) X's \$0.20, plus
- \$318.50 flat rate fee for filing/review, plus
- \$112.00 for each inspection that is assessed as required (There are usually two (2) different inspections assessed for these types of permits; which would therefore total \$224.00), plus
- \$120.00 for the Certificate of Occupancy (C/O) or Certificate of Substantial Completion. (C.S.C.)

COMMERCIAL/INSTITUTIONAL DEMOLITION:

- \$150.00 (filing/review); plus
- \$89.50 for each additional structure on the parcel; plus
- \$112.00 for the final/site inspection which must be scheduled when demolition is complete and the site is clear; plus

COMMERCIAL/INSTITUTIONAL SEPARATE ELECTRICAL/METER-BASE Permit:

- \$112.00 for inspection fee only. (NOTE: If the first inspection fails, and a re-inspection fee is assessed, it should be paid before we do the re-inspection. ALSO: 1 permit is required per meter. FINALLY: Permits for an electrical/meter inspection for an entire subdivision [like entry sign lighting meter, or meter for street lights] is considered COMMERCIAL, and charged as such.)

FOR ALL TYPES OF COMMERCIAL/INSTITUTIONAL PROJECTS:

If inspections are to be phased, (example: A Rough-in inspection on one area one day, and on the remaining area another day) the first inspection of each type has no charge, as it was paid for as part of the building permit fee. HOWEVER, a fee* will be assessed for each extra/additional inspection of that type which is requested. These extra/additional inspection fees are tallied at the end of construction, and will be due prior to the Certificate of Occupancy (C/O) or Certificate of Substantial Completion (C.S.C.) being issued.

If an inspection fails, a re-inspection fee* may be assessed. Any re-inspection fees assessed throughout the project will be due either prior to the C/O being issued, or at the request of our office—if a large number have accumulated.

- Re-inspection and additional/extra inspection fees will be charged at the rate that is under ordinance at the time of the inspection at which they occurred. The current rate for re-inspection and/or extra/additional inspections is \$112.00 per inspection.

ADDITIONAL FEES WHICH MAY BE ASSESSED ON COMMERCIAL PROJECTS:

FEE TYPE:	Multi-Family (HPR):
➤ STARTING WITHOUT PERMIT	Twice the normal permit fee
➤ Temporary Certificate of Occupancy:	\$59.50
➤ Partial Certificate of Occupancy:	\$240.50
➤ Late Fee for proceeding with construction past the point of a required inspection: (example: pouring prior to Footing/Under-slab; insulating, covering, or dry-walling prior to Rough-in; occupying prior to Final, or occupying further than the level allowed by or with an expired Temporary or Partial C/O)	\$1,204.00
➤ Time Extension (one time for starting late or completing late)	\$178.50
➤ Re-Review after original first failed review	\$300.00
➤ Plan Amendment/Revision (NOTE: can also be charged for additional sq.ft. and additional inspections which may be required.)	\$300.00

WATER / SEWER FEES: EFFECTIVE AS OF 11/3/2008:

WATER PERMIT ONLY:

The two fees now applicable when only a water connection permit is being issued are:

1. The \$2,615.00 water connection that has always been assessed.
 2. The new \$86.00 water tap inspection fee.
- **The total for permits that are strictly for water (not combined sewer/water) is: \$2,701.00.**

COMBINED WATER & SEWER PERMIT:

There are now four fees to be paid when a combined water and sewer connection permit is being issued:

1. The is the \$20.00 sewer inspection fee that has always been assessed.
2. The \$775.00 sewer connection fee that has always been assessed.
3. The \$2,615.00 water connection fee that has always been assessed.
4. The new \$86.00 water tap inspection fee.

➤ **The total for a permit for combined sewer/water is: \$3,496.00.**

*The City of Carmel Engineer's office (317-571-2441) should be contacted for water availability/connection fees for multi-family, commercial & institutional projects. (This includes availability fees only for new subdivisions.)

OTHER PERMIT TYPES:

TEMPORARY USE PERMIT FOR MODEL HOMES, OUTDOOR SALES, SEASONAL SALES, OUTDOOR DISPLAY, SALES OFFICE, SALES TRAILER FACILITY, TEMPORARY PORTABLE CLASSROOM, or FIREWORKS: (Construction facilities are fee exempt; as are temporary use/special event permits for non-for profit organizations.)

- \$300.00 (filing/review); plus (possibly)
- \$89.50 for the sign permit fee; plus (possibly)
- \$112.00 for the site inspection fee; plus (possibly)
- \$112.00 if a meter-base inspection or other type of building inspection is also required, per inspection

TEMPORARY USE EXTENSION: (Construction facilities are fee exempt; as are temporary use/special event permits for non-for profit organizations.)

- \$89.50 (Up to 6 months) (May ask for a total of 3 extensions, equaling a total of 18 additional months, but must do so in 6 month increments, and pay the \$89.50 each time. If additional time is requested, they must go to the BZA for a variance.)

SPECIAL EVENT: (5 day permit) (Construction facilities are fee exempt; as are temporary use/special event permits for non-for profit organizations.)

- \$150.00

SPECIAL EVENT EXTENSION: (for up to 5 additional days) (Construction facilities are fee exempt; as are temporary use/special event permits for non-for profit organizations.)

- \$89.50

TEMPORARY SIGN ONLY:

- \$89.50

MESSAGE THERAPIST PERMIT:

- \$20.00